



City of Saint Paul

15 West Kellogg Blvd.
Saint Paul, MN 55102

Minutes - Final Legislative Hearings

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Tuesday, March 26, 2013

9:00 AM

Room 330 City Hall & Court House

9:00 a.m. Hearings

Remove/Repair Orders

- 1 [RLH RR 13-11](#) Ordering the rehabilitation or razing and removal of the structures at 1889-1891 MONTANA AVENUE EAST within fifteen (15) days after the March 6, 2013, City Council Public Hearing. (Public Hearing continued from March 6)

Sponsors: Bostrom

Remove the building within 15 days with no option for repair.

RE: 1889-1891 Montana Ave E (duplex)

Greta Burgett, Attorney representing NationStar Mortgage LLC (bank that holds Sheriff's Certificate), appeared.

Sale took place Aug 23, 2012; redemption period expired Feb 25, 2013

Ms. Burgett:

- her client has decided to go ahead with the demolition*
- has one demo bid already*

Steve Magner, Vacant Buildings:

- City Council Public Hearing Apr 3, 2013*
- the Department of Safety and Inspections (DSI) concern: the retaining wall - those failures generally occur this time of year*
- we should move ahead quickly*
- DSI already has bids for this project; he doesn't have them with him but Ms. Burgett can email Reid Soley, who could get them for her; then, she or her client would call those vendors to see if they would honor the city's prices for the bank*
- the city's bids are inclusive of everything needed minus the unknowns (hazardous waste, asbestos); it includes a survey*
- he does not foresee a large increase on those bids*
- the city's bids include the removal of the retaining wall and regrading; NationStar's bids should include the same*
- the city couldn't take any action until Apr 20, 2013*
- client must submit a signed contract with the demolition company by Apr 20, 2013; the vendor can always talk to DSI staff to make sure their is a common*

understanding of the demolition steps
- the city does not have road restrictions

Ms. Moermond:

- will recommend removal of the building within 15 days with no option for repair

Referred to the City Council due back on 4/3/2013

2 [RLH RR 13-12](#)

Ordering the razing and removal of the structures at 1220 VIRGINIA STREET within fifteen (15) days after the March 6, 2013 City Council Public Hearing. (Public hearing continued from March 6 and April 3) (To be laid over to May 15, 2013)

Sponsors: Brendmoen

MM will talk to Councilmember and see if she is willing to do a layover. If so, the Legislative Hearing is April 9.

RE: 1220 Virginia St (single family)

Michael Russo, Occupant and another appeared.

Mr. Russo:

- talked with the Attorney General's Office; they could give no legal help and seemed unwilling to deal with him; by now, they would not be able to get a letter down to TX
- my regular legal counsel, Larry Lundeen, is back from vacation and he's in court for the next few days; advised him to seek counsel from someone in St. Paul
- he didn't get much taken care of
- has about \$25,000 invested the house at this time

Steve Magner, Vacant Buildings:

- he thinks that the first mortgage company didn't have the right (clear title) to sell the property to the holding company, that ultimately, sold it to Mr. Russo. At the end of the deal, if the city moves forward with it's police powers, Mr. Russo will still have the right to litigate to recover his loss. Even if he moved forward with litigation right now, and the city held off, he would have to get the property completely into his name, and that's pending on other litigation; so, Mr. Russo can't control that other litigation - it may take 2 years to clean-up or longer

Ms. Moermond:

- thinks that her office can intervene at the Attorney General's Office; she will make a call
- and, she will talk with Councilmember Amy Brendmoen
- could be useful for Mr. Russo to come back here in a couple of weeks for an update; these meetings could be useful in litigation
- will be in front of City Council Apr 3, 2013; the Councilmember may ask for a layover
- she will also call the Housing Preservation Project, which also may be able to help Mr. Russo
- will lay this over for 2 weeks to Apr 9, 2013 LH

Referred to the City Council due back on 4/3/2013

3 [RLH RR 13-16](#)

Ordering the rehabilitation or razing and removal of the structures at 612 CASE AVENUE within fifteen (15) days after the April 17, 2013, City Council Public Hearing.

Sponsors: Bostrom

Remove the building within 30 days and recommend that the City Council waive the zoning requirement (24 months to keep the garage rather than 12 months).

RE: 612 Case Ave (duplex)

Mee Moua, Responsible Party representing Chia Moua, owner; and Mike Nelson, Twin Cities Habitat for Humanity, appeared.

Steve Magner, Vacant Buildings: SUMMARY FOR LEGISLATIVE HEARING

The building is a two-story wood frame duplex with a two-stall garage on a lot of 6,098 square feet. According to our files, it has been a vacant building since October 3, 2012 (condemned due to extensive fire damage at property).

The current property owner is Chia Moua per AMANDA and Ramsey County Property records.

On January 23, 2013, an inspection of the building was conducted, a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An ORDER TO ABATE A NUISANCE BUILDING was posted on January 25, 2013 with a compliance date of February 24, 2013. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code.

Taxation has placed an estimated market value of \$7,500 on the land and \$32,500 on the building.

Real estate taxes are current.

The Vacant Building registration fees are due and owing. (Note: payment of vacant building fee was waived through March 4, 2013)

A Code Compliance Inspection was done on January 7, 2013.

As of March 25, 2013, the \$5,000 performance deposit has not been posted.

There have been three (3) SUMMARY ABATEMENT NOTICES since 2012.

There was one (1) WORK ORDER issued for: Snow/ice

Code Enforcement Officers estimate the cost to repair this structure exceeds \$70,000. The estimated cost to demolish is \$12,000 to \$15,000.

DSI, Division of Code Enforcement Resolution submitted for consideration orders the property owner to repair or remove this structure within fifteen (15) days, if not the resolution authorizes the Division of Code Enforcement to demolish and assess the costs to the property.

- for the record, Mr. Nelson called him in regards to this property and indicated that Habitat has spoken with the owners and are interested in acquiring the site; if Habitat acquired it, they will go forward with the demolition with the exception of the garage (they would like to keep the accessory structure because they will have future plans to build a single family dwelling); generally, DSI requires the accessory structure(s) removed at the time of demolition unless we enter into up to a 1-year agreement to keep it with the understanding that a new primary structure permit would be pulled within that period

Ms. Moermond:

- we don't have an HPC staff person here today; but she did receive a written report*
- house built in 1890 (1889) in vernacular style*
- original owner: A. Slechtman*
- not identified as a potential historic resource*
- converted into flats by 1903 (very early on)*
- porch has been enclosed since the time it was built*

- has vinyl siding covering the original wood
- there are no original doors or windows
- historic value in nearly all gone
- demolition would have no adverse effect

Ms. Moua:

- they are actively working with Twin Cities Habitat for Humanity to donate the property
- prior to contacting Habitat, they tried to sell it but the buyers came in late

Ms. Moermond:

- looks like the Vacant Building fee was waived through Mar 4, 2013; then, it got billed
- she will recommend that the City Council waive that VB fee for a period of 4 months, which should be enough time to get the building down
- Mr. Moua has been doing good maintenance; there is a good history

Mr. Nelson:

- they are already heavily invested in this area
- he has talked with John Vaughn
- they are very interested in moving forward; they are very busy for the next 1 1/2 years
- he has spoken with Mr. Magner about saving the garage
- he will put together a Donation Purchase Agreement with the family, hopefully, within 30-45 days
- he hopes to have the structure down within 60-90 days
- plan to build a single family home

Ms. Moermond:

- at City Council Apr 17, 2013
- she will recommend that City Council give Habitat 30 days (from Apr 17, 2013) to remove the building
- she will also recommend that they waive the Zoning requirement so that they will have 24 months instead of 12 months to keep that garage

Mr. Magner:

- timing: if the Council recommends 30 days on Apr 17, 2013, by May 20, 2013 Habitat would need to submit to DSI a signed contract for the demolition and the vendor will have again 30 days to move forward
- in this type of property, you will need an asbestos survey
- if all is done by Jul 1, 2013, DSI will close the file as long as you maintain the accessory structure

Referred to the City Council due back on 4/17/2013

4 [RLH RR 13-17](#)

Ordering the rehabilitation or razing and removal of the structures at 616 CASE AVENUE within fifteen (15) days after the April 17, 2013, City Council Public Hearing.

Sponsors: Bostrom

Need owner to provide: 1) a detailed work plan with timelines; and 2) subcontractor bids by April 9, 2013.

RE: 616 Case Ave (single family)

Siu Lui Fung, owner, appeared plus two others

Hong Thon, interpreted.

Steve Magner, Vacant Buildings: SUMMARY FOR LEGISLATIVE HEARING

The building is a one and one-half wood frame single family dwelling with a detached shed on a lot of 3,049 square feet. According to our files, it has been a vacant building since October 3, 2012 (condemned due to fire damage from a fire at neighboring property, 612 Case Avenue).

The current property owner is Siu Lui Fung per AMANDA and Ramsey County Property records.

On November 30, 2012, an inspection of the building was conducted, a list of deficiencies which constitute a nuisance condition was developed and photographs were taken. An ORDER TO ABATE A NUISANCE BUILDING was posted on January 28, 2013 with a compliance date of February 27, 2013. As of this date, the property remains in a condition which comprises a nuisance as defined by the legislative code.

Taxation has placed an estimated market value of \$5,000 on the land and \$35,000 on the building.

Real estate taxes are current.

The Vacant Building registration fees were paid by credit card payment on February 15, 2013.

A Code Compliance Inspection was done on January 7, 2013.

The \$5,000 performance deposit was posted on February 15, 2013.

Since then, a building permit was pulled Feb 19, 2013

A Plumbing permit pulled Feb 22, 2013

An Electrical permit pulled Mar 25, 2013

A Warm Air permit pulled Feb 15, 2013

There have been five (5) SUMMARY ABATEMENT NOTICES since 2012.

There have been four (4) WORK ORDERS issued for:

- Garbage/rubbish*
- Boarding/security*

Code Enforcement Officers estimate the cost to repair this structure exceeds \$50,000. The estimated cost to demolish exceeds \$12,000.

- Mr. Magner assumes that the owner would like to get a grant of time to rehabilitate the structure, as they are actively pursuing that at this point

Ms. Moermond:

- asked about the genesis of this fire (Mr. Magner: does not have a fire report; he sent a referral to the Fire Marshall and he was going to send the records to HPC, which were looking for details from the fire reports)

- a Fire report is not included in the HPC records submitted to me

- according to the HPC report, the bldg was built in 1902 by owner, Terrance Thompson

- 1 1/2 story vernacular style residence

- floor plan is rectangular with front gabled roof and 2-side gable dormers

- 1903 Sanborn map shows the house is wood frame and originally had a 1-story open front porch and 1 rear accessory building

- the building has been altered: the front porch is enclosed; vinyl siding has been installed; new doors and windows installed

- property has a moderate set-back from street and a steep grade change, which is representative of the surrounding residential area

- HPC staff encourages rehab

Mr. Fung:

- Han Phan, general contractor, YP Construction will do the rehab

- asking for a couple of months time extension because of the weather; just started

yesterday

- introduced a bank statement with adequate funds available

Ms. Moermond:

- the VB fee is paid

- Code Compliance Inspection has been done

- Performance Deposit has been posted

- continue to maintain property

- has evidence of sufficient funds to take of the rehab

- has a bid for the cost of doing the building part of the rehab \$29,000

- will need a Work Plan with timelines and separate bids; subcontractors

- if Mr. Fung can provide the Work Plan and bids by Apr 9, 2013, Ms. Moermond will recommend giving him a couple more weeks

- if those things have been provided, Mr. Fung does not need to attend the City Council Public Hearing Apr 17, 2013 (scan email, send, fax or walk it in)

- a letter will be sent

Referred to the City Council due back on 4/17/2013

11:00 a.m. Hearings

Summary Abatement Orders

- 5 [RLH SAO 13-13](#) Appeal of Daneana Ulmer, Nelymesh Corporation, to a Summary Abatement Order at 317 TOPPING STREET.

Sponsors: Carter III

Appeal withdrawn by dept, per Matt Dornfeld).

Withdrawn

Staff Reports

- 6 [RLH SAO 13-9](#) Appeal of Toua Yang to a Summary Abatement Order at 35 WHITE BEAR AVENUE SOUTH.

Sponsors: Lantry

Owner to provide our office with building specification documents that the tent structure meets the building code in terms of window and snow load. Must receive documents by May 1, 2013 for review and approval. If owner fails to provide documents, grant until June 1 2013 to remove the tent.

RE: 35 White Bear Ave S (single family)

No one appeared.

Ms. Moermond:

- she needs to get information from Steve Ubl about whether or not this tent is acceptable

- the tent is used to store a boat

Steve Magner, Vacant Buildings:

- previously, the Department of Safety and Inspections (DSI) considered those structures to be accessory structures and were required to have a permit because they are larger than 10 x 12; according to the building official, all accessory structures must meet the building code; and since, these are pre-manufactured structures, the only way for them to meet the building code, the engineering from the manufacturer must be submitted, i.e. wind and snow load
DSI has yet to find a structure like this that has provided the detail that meets DSI requirements for wind and snow load

Ms. Moermond:

- she will send a letter to the owner of 35 White Bear Avenue S indicating that he should provide us with building specifications, showing that the tent structure meets the building code in terms of wind and snow load
- deadline for that documentation is May 1, 2013
- if documentation is not provided by that time, the tent structure should be removed by Jun 1, 2013

Referred to the City Council due back on 4/17/2013

Orders To Vacate, Condemnations and Revocations (NONE)

1:30 p.m. Hearings

Fire Certificates of Occupancy

- 7 [RLH FCO 13-58](#) Appeal of Isaac Erickson to a Fire Inspection Correction Notice at 556 WHEELLOCK PARKWAY EAST.

Sponsors: Brendmoen

Grant the appeal except for the electrical baseboard and must be done under permit.

RE: 556 Wheelock Parkway E (single family)

Isaac Erickson, owner, appeared.

Fire Inspector Leanna Shaff:

- Fire Inspection Correction Notice made on Feb 21 by Inspector Ben Ellis
- 7 items on deficiency list
- #5 is being appealed: requiring permits for the renovations that were completed
- inspector does not list what was observed while he was inspecting

Mr. Erickson:

- bought property on Dec 16, 2005
- it was owner-occupied until 2010
- he did some things in the basement; most of the walls were already standing
- he put in electric baseboards
- then, he and his wife moved to the Chisago Lakes area
- since then, we have rented out the Wheelock Pkwy property
- he just has done maintenance on the house; no renovations or additions
- #5 sounds like a very general statement; he'd be happy to pull a permit for that work but he was living in that house at the time; he did the work while he was living there
- he loves the house and currently, they have really good tenants; he'd hate to have them inconvenienced
- is hoping he won't have to hire a licensed electrician or licensed plumber because

he doesn't think it's right to ask them to sign off on something they didn't do in the first place

Ms. Moermond:

- the appeal is granted in all respects except for the electric baseboards which Mr. Erickson installed
- he was the owner-occupier at the time so it was OK for him to do that work but he needed to have done it under permit
- Mr. Erickson needs to pull an electrical permit and have the work signed-off on
- there is no information to indicate that the other work had been done without permit
- the romax going thru conduit can be covered by the same electrical permit and he doesn't need to hire a contractor to fix it

Referred to the City Council due back on 4/17/2013

2:30 p.m. Hearings

Vacant Building Registrations

- 8 [RLH VBR 13-13](#) Appeal of Jason Martinetto, Archer Properties Group, to a Vacant Building Registration Notice and Summary Abatement Order at 988 ARGYLE STREET.

Sponsors: Brendmoen

Waive the VB fee for 30 days and owner must come into compliance; can pull all necessary permits. If owner fails to be in compliance, owner will be in VB program and will need a code compliance inspection.

RE: 988 Argyle St (single family)

Jason Martinetto, Archer Properties Group, appeared.

Fire Inspector Leanna Shaff:

- Vacant Building Registration fee and a Summary Abatement Order
- Fire Certificate of Occupancy Revocation conducted on Feb 13, 2013 by Inspector Lisa Martin
- photos in Amanda
- a lot of code violations
- at the time of the inspection, the home was unoccupied; in a case like that, they would make a referral to the VB Program

Inspector Matt Dornfeld, Vacant Buildings:

- Inspector Mike Kalas opened up a Category 2 VB per Fire Inspections' recommendation on Feb 21, 2013
- Mr. Kalas, noted on Feb 19, 2013 that the house appeared to be vacant and secured by normal means
- Fire Inspections documented 27 code violations in their report
- Mr. Kalas noted that it appeared rehab work had begun with no permits currently pulled
- the yard and sidewalk were in acceptable condition
- the letter was addressed to Joseph Adolph, owner of the property, Seattle, WA

Mr. Martinetto:

- Mr. Adolph retained Mr. Martinetto as property manager
- Mr. Adolph was relocated for work; so, he rented out the property

- the tenant hadn't been paying rent for a number of months and agreed to move out Feb 5, 2013
- Mr. Martinetto changed the locks
- the tenants left a lot of trash on site
- Mr. Martinetto's handyman started the process of cleaning-up the property, repairing items and starting to paint, etc.
- Feb 13, the Fire inspector stopped by while one of his guys was there working on it; Mr. Martinetto had no Notice of that; apparently, the Notice had gone to Mr. Adolph
- the inspector entered and did the inspection
- some items, which had been flagged by the inspector were items that they had done themselves, i.e., outlet covers had been taken off for painting; they took off the cabinet doors to repaint them; smoke alarms had been taken down to paint; etc.
- the tenant had decided to put in a kitchen floor; they put in stick down tile and some sub floor (particle board) over the top of the floor that was there - they removed that floor
- when he takes over possession, he shuts down the water heater and shuts off the gas to check the range (flagged)
- they were flagged on the shower in the basement; it had not been put in with permit, which was part of the property when it was purchased in 2003
- there are 22 items on his list; half of them were based on their prep and repair work (disputed)
- there are 2 cracked window panes #11; some window screens to repair; reflective house numbers; storm door screen; side door operation; light replaced in stairwell; flexible dryer vent
- trash had been left in basement, which they cleaned up; moisture had built up because it had been neglected; a wire was just hanging in basement but it was not hooked up to the electrical box
- has photos of how it looked when he took over; during work on it; and it's current condition
- he called the inspector and was referred to Mr. Kalas, VB
- during the time of these processes, they had painted the property top to bottom and put it back together; some items have not been done because Mike Kalas had asked that they do not work on it while it was in that VB status
- showed Ms. Moermond photos

Ms. Shaff:

- this inspection had originally been scheduled for inspection Jan 23, 2013 but it was re-scheduled for Feb 13, 2013
- there is no notification of the owner having a property manager (according to the Ordinance, it is required for that paperwork to be submitted to DSI)

Mr. Martinetto:

- he had tried to enter that paperwork but once it got transferred to the VB Program, he was not allowed to put in a property manager and it took 3 1/2 weeks for the owner to submit that paperwork once he got back into town

Ms. Moermond:

- when she looks at this list and after hearing Mr. Martinetto talk about the items, she is wondering if there are any items that Ms. Shaff would consider problems to the point of the place getting Condemned, if it were occupied (?); Ms. Shaff: not sure of a Condemnation but she is seeing a lot of electrical items from the photos; it appears that there is a lot of mold and mildew in the basement; lots of moisture issues - shower - a couple pieces of piping with no shower surround - she would need to walk through to answer that
- asked about the Summary Abatement Order issued by Mr. Kalas

Mr. Martinetto:

- that was based on the debris they were taking out and putting into a trailer; it's all off-site now; it had been stacked up at the side door (it wasn't visible from the street but it was visible from the back)

Ms. Moermond:

- balance:

- seems like a real valid situation to be in the VB Program; it was found vacant with a lot of code violations

- to get out of this situation by code, strictly speaking, is for a Code Compliance Inspection to be conducted and do all the work

- the moisture and electrical seem to be the most horrible in this situation (Appellant can speak to some of that)

- Appellant went to look at the photos with Ms. Moermond and Ms. Shaff (Appellant: looking for the electrical box, they took off the light, found the box, switched it and repaired the sheet rock; all is done; they did not touch or change any wiring - just exposed the box; 1894 house built; toilet and sink in basement are 50s era - he hasn't touched it but it works - he will adjust; tenant used the shower to wash her dogs; he doesn't know if it had been finished when Mr. Adolph purchased the house; he agrees that it's not up to code; he inherited the problem and he's trying to find a solution to get this property back to where it should be and get it out of the program; he is not opposed to fixing everything that needs to be fixed; now, he has that opportunity; he would like to continue with the Fire C of O, not the Code Compliance inspection; he doesn't want the owner to throw his hands up in the air and "quit" on this; he wants to keep it moving so that it can be rented again; until he can get back to this job, everything is at a standstill)

Mr. Martinetto:

- some of the items that are listed are valid; others, not so much

- he is fine with getting all these things done and having a Fire C of O re-inspection and move forward

Ms. Moermond:

- she is troubled, especially if she is a neighbor; there were problem tenants and what's going to be different now than what they've experienced up to this point

Mr. Martinetto:

- all he can speak to is his reputation as a property manager; he manages good properties

- he doesn't want to see crappy property; he seen enough as a real estate agent

- he goes through enough property that has been neglected

- he wants a safe, clean process

- now, the house is maybe worth \$90,000; purchased for \$140,000 in 2003; he's been renting it because he can't afford to sell it

- owner contacted him the last couple weeks of Jan 2013 and he was not aware of the condition of the property (he hadn't been at the property for 3 years; a tenant had sub-let to another tenant

- owner didn't hire him in defense of keeping it off the VB Program

- if Mr. Martinetto had known the inspection had been scheduled for that day, he: 1) would have been on site; and 2) he would have called the inspector and told her about the situation and asked for more time to clean it out

Ms. Moermond:

- wants to have the water and electrical items checked out; nothing else is screaming at her

- the bathroom in the basement has to go - sewer and water need to be cut out of

there - under permit; also the dryer vent
 - if the C of O can be re-instated within 30 days, she will recommend getting it out of the VB Program; if the C of O can't be re-instated in that time, it will be a Cat 2 VB and need a Code Compliance Inspection Report
 - the VB fee can be waived for that 30-day time period; you can pull permits on it for the next 30 days
 - plumbing inspectors are running behind - pull permits quickly
 - mold and mildew remediation needs to be done
 - added that she would like Mr. Martinetto to talk with the neighbors to explain the situation; give your phone number - to establish some good will
 - Ms. Shaff, schedule a re-inspection 30 days from today (Inspector Lisa Martin, with A. J. Neis as back-up on the appointment)

Referred to the City Council due back on 4/17/2013

9 [RLH VBR 13-14](#) Appeal of Tim Wesbrook and Rodney Molholland to a Vacant Building Registration Notice at 846 CARROLL AVENUE.

Sponsors: Carter III

Deny appeal to be out of the VB Program; owner will need to obtain a code compliance inspection; waive VB fee for 45 days.

RE: 846 Carroll Ave (single family)

Rodney Molholland, owner with Timothy Wesbrook, appeared.

Fire Inspector Leanna Shaff:

- Dec 6, 2012, received a referral (complaint) of a broken window and unresponsive landlord
- Inspector Mike Efferson responded Dec 7, 2012 and found multiple violations on the exterior, as well
- Jan 7, 2013, the date of the Fire Certificate of Occupancy inspection, Inspector Efferson contacted the responsible party prior to the inspection as a reminder; however, they missed the appointment and the inspector did not gain entrance
- inspection date was changed to Feb 11, 2013, the owner told Inspector Efferson that it wasn't his intent to rent the property at this time and he would have no objections to them Revoking the Fire C of O
- the owner told the Inspector that tenants were scheduled to be out of the building but they were still there

Matt Dornfeld, Vacant Buildings:

- Inspector Mike Kalas opened a Category 3 Vacant Building on Mar 15, 2013 per the C of O Revocation by Inspector Efferson on Feb 12, 2013
- at the time of the inspection, the house was vacant and secured; he posted VB placards and noted that windows needed repair; there was missing siding; missing back deck railing; were bags of refuse in back yard; garage was open to entry - he Ordered a clean-up
- currently, house remains vacant and secured; the yard is now acceptable
- inspector didn't write up for garbage hauler

Mr. Molholland:

- there is garbage service there
- tenants had moved in on a 6-mnth lease; were supposed to be out Mar 1, 2013 - they moved out Mar 6, 2013
- he moved out of the house right before the tenants moved in (Oct 1, 2012)
- he had kind of known these people from before through a rental; this family needed

a place

- right before he had moved into the house, they were right on the verge of "never renting it again" (the bank was in the process of taking his other home)
- eventually, these tenants quit paying rent and they were a nightmare
- all of a sudden, he got a call from Inspector Efferson, saying he was on his way out to inspect; they told him that they were never going to rent the place out again and didn't care if they lost their C of O on it
- when the tenants moved out, they thought it was over with; he was going to move back in - guys were over there working, painting, etc.
- the next day he was there, someone from the city showed up taking the bags from the yard
- that's when they found out that it was on the VB list; he called the inspector, Mike Kalas, and asked what was going on; how come these guys are here when these people just moved out (it took them forever to move out; they left a lot of junk behind): Mr. Kalas said that Mr. Efferson never told him that they were never going to rent it again - "had I known that, I'd never have put it on the VB list"
- he advised I get the appeal going to get it off the VB list
- Mr. Molholland loves the house; it's a nice neighborhood; he will either stay in the house or they will sell it

Ms. Moermond:

- looks like the Summary Abatement Order went to Mr. Wesbrook in Detroit Lakes (Mr. Molholland: he called Mr. Wesbrook saying there was a skidsteer in the backyard picking up garbage bags; he also called the inspector who said, "It was issued on the 13th and I gave you until the 19th; they were out there the 21st"); later that day, he got a call back from Mr. Wesbrook who said that he just got the SA that day)

Mr. Molholland:

- Mr. Wesbrook owns this house on record; they bought it together but his credit at the time was bad so Mr. Wesbrook has title and he is quit claiming it to Mr. Molholland (Ms. Moermond: owner needs to register that with the county)

Mr. Dornfeld:

- commented on the transfer of Category 2 VB: it needs the whole sale review process (which may/may not be necessary); maybe, just a title transfer would be necessary

Ms. Shaff:

- walked through the violations
- the garbage photo was taken inside the garage
- Inspector Efferson notes: repair toilets so water doesn't leak into the 1st floor overhead (Mr. Molholland: he called about that so he went over with his cousin, the plumber, but by that time, the toilet had been unplugged and it was fine)

Mr. Molholland:

- the relationship between them and that tenant had become very toxic so they left them moved out when they were ready on the 9th
- tenants left tons of stuff behind, including all their garbage (they had Walters Garbage Service)
- when the tenants moved in for \$1,200 a month, they could not afford that so they agreed to rent it to them for \$1,000 month, plus all utilities; they never got garbage service until Mike said there had to be garbage service there and so, the owners ordered service

Mr. Shaff:

- Inspector Efferson's notes: seems that the owner didn't mind using the city as an "eviction" service (Mr. Molholland: their lease was up Mar 1, 2013 and it was not to be a rental dwelling any more)
- a full Fire C of O inspection was conducted Feb 12, 2013 (appointments: 1-7 no entry; 1-14; 2-12; 3-8)

Ms. Moermond:

- short list - is this follow-up on the original Dec 7 inspection or does this Feb 12 list represent a full C of O inspection? (Ms. Shaff: doesn't believe that the inspection gained additional access later on - there are no additional Orders)
- in this case, she is not looking at a complete Fire C of O inspection list; there was no access
- it doesn't matter to her how the building is used
- in order for this house to be re-occupied, it will need a Certificate of Code Compliance (whether it's rental or owner-occupied)
- does not see any reason why it shouldn't be in the VB Program
- lots of unknowns about the code compliance - it needs a code compliance inspection
- she will recommend that the VB fee be waived for 45 days to give Mr. Molholland a headstart on things
- call Jim Seeger 651-266-9046

Referred to the City Council due back on 4/17/2013